

TOWN OF ROWE - BOARD OF ASSESSORS

Meeting Minutes - Wednesday, November 10, 2021 – 9:00 a.m.

Rowe Town Hall – Assessors' Meeting Room

This meeting was held at the Rowe Town Hall. Zoom audio/video conference was made available to the public.

Present: Chair Rick Williams, Assessors' Herb Butzke, Ellen Miller and Assessor's Administrative Assistant Christine Bailey.

1. **Call to Order:** The meeting was called to order by Chair Williams at 9:01 a.m.
2. **Minutes:** No action taken on outstanding minutes.
 - Outstanding 2020 Minutes: Jun 30, 2020 (Reg & ES), Jul 21, 2020 (Reg), Aug 27, 2020 (Reg & ES), Sept 16, 2020 (Reg), Sep 22, 2020 (Reg), Sep 29, 2020 (Reg)
 - Outstanding 2021 Minutes: September 15, 2021 (Reg), September 27, 2021 (Reg) October 12, 2021 (Reg)
3. **EXECUTIVE SESSION Held** – At 9:06 a.m. the Board voted by roll-call vote (Rick—aye, Ellen—aye Herb—aye) to enter into Executive Session - **Under MGL c.30A, §21(a), Item 7:** *"...to comply with, or act under the authority of, any general law," specifically MGL c.59, §60—the statute requiring confidentiality - concerning property tax exemption and/or abatement applications and* to invite Christine Bailey, Administrative Assistant to the executive session, and to reconvene in open session.
 - **FY22 Veterans Exemptions and Real Estate Abatements**
4. **Reconvene in OPEN SESSION:** At 9:18 a.m.
5. **FY22 Monthly List of Abatements:** Motion made, seconded, and unanimously approved the following monthly list of abatements for November 2021:
 - Veterans Exemptions - \$2,560.50
 - Real Estate Abatements - \$408.27
6. **Property Cards:** Through discussion at FCAA roundtable meeting held on November 2, 2021, Rick and Christine learned that other Franklin County towns are no longer printing/retaining hard copies of their property card records. It was noted they rely on the electronic historical database records via the AssessPro system. Due to the physical overload of the Assessor's Office fireproof storage cabinets, it was decided to stop printing/filing hardcopies of property cards consistent with the other towns.
7. **FY22 Budget/Payables:**
 - Motion made, seconded, and unanimously approved reimbursement to Christine for postage stamps for Assessors Office in the amount of \$23.20.

FY22 Acct	Acct #	7-1-21 Approp	Curr Bal (10-14-21)	Payroll/Payables	Amount	New Bal
BOA Stipends	01-141- 5100-00000	\$5,354	\$5,354			
Asst Assessor Wages	01-141- 5102-00000	\$12,000	\$8,249.00			
BOA Operations	01-141- 5701-00000	\$9,900	\$1,787.50	Postage Stamps for Assessors Office	\$23.20	\$1,764.30
ATB Consulting/ Legal Support	03-141- 5901-03166	\$50,000	39,419.08			
Quint Reval – RES/CIP	03-141- 5902-03178	\$1,600	\$6,400			

Quint Reval - YAEC	03-141- 5902-03179	\$2,000	\$8,000			
Ann Updates - Hydro Valuations	03-141- 5902-03180	\$14,000	\$14,000			
Ann Updates - T&D Values	03-141- 5902-03181	\$5,000	\$5,000			
Assessors Overlay	01-1-230- 217, 218, 219, 220	\$99,959.26	\$607,917.86			

8. New Deeds, Plans, etc. – October 2021: Reviewed the following documents received from the Registry of Deeds:

- Deed **Bk 7865 Pg 114**, Map 201 Lot 055 (Dennis and Tina Annear to Daniel Timmins and Oona Hart) Sale Price: \$40,000; Assessed Value: \$210,900; NAL-U (private sale)
- Deed of Distribution **Bk 7883 Pg 6**, Map 407 Lot 005 (Judith A. Slowinski Personal Representative for Florence M Veber to Judith A. Slowinski) Transference-No consideration (NAL-A Family)
- Memorandum of Lease **Bk 7870 Pg 321**, Map 203 Lot 40 (Christopher M. Brown to Vertex Towers) Fifty-year lease – No monetary value mentioned

9. FY23 Budget/FY23 Revaluation Contracts:

- FY23 is a Revaluation year. Rick has been in contact with all our contractors to get input for the FY23 budget:
 - Patriot Properties (AssessPro support) - \$3,150
 - CAI Tech (AxisGIS support) - \$2,400
 - CAI Tech (Annual Map Maint) - \$1,100
 - GESansoucy (Hydros appraisal) - \$14,000 (last year of multi-year contract)
 - GESansoucy (T&D appraisals) - \$5,000 (last year of multi-year contract)
 - GESansoucy (Yankee ISFSI appraisal) – quote requested
 - Mayflower Valuations (balance of town reval support) – quote requested

NOTE: Assessor Ellen Miller had to leave the meeting at 9:32 a.m.

10. EXECUTIVE SESSION Held – At 9:42 a.m. the Board voted by roll-call vote (Rick—aye, Herb—aye) to enter into Executive Session - **Under MGL c.30A, §21(a), Item 3:** *To discuss strategies with respect to litigation as the chair has declared that an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and* to invite Christine Bailey, Administrative Assistant and Attorney David Klebanoff (via Zoom) to the executive session, and to reconvene in open session.

- regarding FY19, FY20 and FY21 real estate and personal property assessments/valuations and tax abatements

11. Reconvene in OPEN SESSION: At 10:11 a.m.

12. FY22: Rick noted that tax bill payments and abatement applications are due Nov 23, 2021. The BOA has three months from date of receipt to process abatement applications.

13. Next Meeting: TBD

14. Adjournment: Unanimous vote to adjourn the meeting at 10:25 a.m.

Respectfully submitted,

Christine Bailey

Approved: FW Williams 12-22-21
Frederick N. Williams, Chair Date

EB Miller
Ellen B. Miller

[Signature]
Herbert G. Butzke